

## Land and Natural Resource Planning (LNRP) Gap Analysis

### LNRP Gap Number 1: Valuations

“As-Is”	“To-Be”	Initial Implementation Points (Final Gaps by February 28, 2004)
<ul style="list-style-type: none"> <li>• BIA appraisers, previously part of BIA realty, are reorganized as the OST Office of Appraisal Services</li> <li>• Some regions develop recurring appraisal request backlogs due to insufficient staff, seasonal limitations and repeated annual appraisal requests for the same properties</li> <li>• The Appraisal Technical Board is inactive.</li> <li>• Appraisal requests are incomplete, or contain inaccurate legal descriptions when submitted, frequently lacking essential supporting documentation</li> <li>• It is unclear when site-specific full appraisals are required and when market studies or mass appraisals will suffice</li> <li>• Valuations are not always completed in concert with development of land and natural resources use plans</li> </ul>	<ul style="list-style-type: none"> <li>• Office of Appraisal Services is consolidated with other DOI appraisal offices</li> <li>• The Appraisal Handbook conforms to the Uniform Standards of Professional Appraisal Practices (USPAP)</li> <li>• The DOI Appraisal Board provides guidance and oversight for the development of common valuation policies and procedures</li> <li>• Periodic training on submission requirements and use of valuation reports is available for appraisal requestors</li> <li>• Evidence of market value for low risk/low value transactions is based on market studies in lieu of appraisals.</li> <li>• Most valuations are completed during development of a wide-area plan rather than on a specific tract</li> </ul>	<ul style="list-style-type: none"> <li>• Incorporate Uniform Standards of Professional Appraisal Practices (USPAP) guidelines into the Appraisal Handbook</li> <li>• Increase the appraisal staff available to complete trust-related valuations by consolidating DOI appraisers in one organization</li> <li>• Establish a DOI Appraisal Board to provide guidance and oversight for the development of common valuation policies and procedures</li> <li>• Develop training on submission requirements and use of valuation reports</li> <li>• Use alternative valuation methods to arrive at an opinion of value for specific land and natural resource transactions</li> </ul>

“As-Is”	“To-Be”	Initial Implementation Points (Final Gaps by February 28, 2004)
	<ul style="list-style-type: none"> <li>• A schedule of standard use rates for simple, unobtrusive transactions (e.g. rights-of-way renewals, communication sites, billboards) is available in lieu of appraisals</li> </ul>	<ul style="list-style-type: none"> <li>• Produce valuation reports, usually market studies, for program area subunits determined by geographic differences, such as soil conditions, topography and cultural sites</li> <li>• Develop a schedule of standard use rates for simple, unobtrusive transactions (e.g. rights-of-way renewals, communication sites, billboards)</li> </ul>

## LNRP Gap Number 2: Wide Area Planning

“As-Is”	“To-Be”	Initial Implementation Points (Final Gaps by February 28, 2004)
<ul style="list-style-type: none"> <li>• There is no standardized wide area planning process</li> <li>• Current planning efforts are usually reactive and initiated by a tribe</li> <li>• Planning is typically a DOI collateral duty</li> <li>• Limited DOI staff is available to coordinate assistance to beneficiary-sponsored planning initiatives</li> <li>• There is a lack of DOI funding to conduct wide-area planning</li> <li>• Beneficiaries that develop plans generally do so with their own resources</li> <li>• There is virtually no proactive wide-area planning for individual beneficiary owned properties</li> <li>• Plans are predominantly limited to forest, grazing, and farm plans that are set by fixed time schedules</li> <li>• Changes in land use are difficult to implement and can discourage outside</li> </ul>	<ul style="list-style-type: none"> <li>• A wide-area plan spans a 10 to 20 year period and documents intended land uses by program area, development priorities, threatened and endangered species and categorical exclusions.</li> <li>• The plan also includes generalized land and natural resource descriptions and productivity ranges based on soils, water, distribution and other characteristics.</li> <li>• DOI coordinates with beneficiaries to develop wide-area plans</li> <li>• Wide-area plans are developed that document the intended use of trust land and natural resources within specific program areas</li> <li>• A standardized wide-area planning process is available for DOI and/or beneficiaries’ use</li> <li>• Staff Planners identify reservations, tribal or allottee consortiums, or other units that would benefit from a wide-area plan</li> </ul>	<ul style="list-style-type: none"> <li>• Develop standardized wide area planning process</li> <li>• Coordinate with beneficiaries to develop wide-area plans</li> <li>• Initiate a DOI-sponsored planning team in the absence of beneficiary-sponsored planning initiatives</li> <li>• Incorporate beneficiary subject matter expertise in the planning process</li> <li>• Identify land use status within the plan; e.g., soil or forest conditions, land locked, idle lands</li> <li>• Provide sufficient program resources and skills for wide-area planning</li> <li>• Develop agreements defining roles and responsibilities in providing planning assistance to beneficiaries</li> <li>• Identify available sources of funding; e.g., grant money or cost sharing from non-DOI sources.</li> <li>• Provide Beneficiary and DOI planning staff access to land and natural</li> </ul>

“As-Is”	“To-Be”	Initial Implementation Points (Final Gaps by February 28, 2004)
<p>parties from presenting proposals for trust land use</p> <ul style="list-style-type: none"> <li>• There is no existing database containing all natural, physical, and human resources.</li> <li>• Development of environmental documentation is inconsistent nationwide</li> <li>• Trust data is contained in multiple systems and not easily accessible</li> <li>• Beneficiary-prepared plans are seldom reviewed or approved by DOI</li> <li>• The beneficiary seldom formally accepts DOI-sponsored plans</li> <li>• Review of existing plans to determine continued viability occurs infrequently</li> </ul>	<ul style="list-style-type: none"> <li>• Staff Planners are available to coordinate subject matter expertise assistance as requested by a beneficiary</li> <li>• A skills inventory of subject matter expertise from DOI and other federal agencies is easily accessed</li> <li>• Roles and responsibilities are defined and in place to provide planning assistance to beneficiaries</li> <li>• Funding is available for planning through cost avoidance of redundant program activities (e.g. appraisals, environmental impact statements, surveys, fire management, etc.)</li> <li>• Beneficiaries and DOI staff have access to natural, physical, and human resource data with geospatial capability</li> <li>• Indian lands are managed the same as fee lands with respect to environmental compliance.</li> <li>• Beneficiary-prepared plans are reviewed, commented on and approved by DOI</li> </ul>	<p>resource data</p> <ul style="list-style-type: none"> <li>• Amend the environmental laws to differentiate between Indian lands and federal public lands.</li> <li>• Issue DOI Record of Decision for beneficiary-prepared plans</li> <li>• Create a DOI-sponsored plan approval process appropriate to the ownership interests represented within the plan’s boundaries; e.g., tribally owned land, individually owned land, or a combination of both</li> <li>• Create a tracking system to identify plan expiration dates</li> <li>• Develop a standardize process for changes in land status or use occurs or prior to a plan’s expiration date</li> </ul>

“As-Is”	“To-Be”	Initial Implementation Points (Final Gaps by February 28, 2004)
	<ul style="list-style-type: none"> <li>• Beneficiary acceptance of DOI-sponsored plans is documented</li> <li>• Staff Planner maintains a log of plan expiration dates and initiates reviews.</li> <li>• Staff Planner is notified of changes in land status and use.</li> </ul>	